



7 Clovelly Street, Sunnybank Hills

807m2 OF CAPITAL GAINS. A RARE OPPORTUNITY PRESENTS ITSELF

1 Bed | 2 Bath | 2 Car

Web ID: ALEE11924

Smart Buyers, Investors, Developers, Builders, Super Funds, Tradies - Where are you? There will not be a better opportunity in 2020 to acquire a great investment in this popular suburb.

807m2 of hard to find land. Take a good look around, do your homework and you will quickly come to the conclusion that properties like this are disappearing fast.

So with such a diminishing supply and ever increasing demand you can only wonder what these properties will be worth in another 5, 10 or 20 years' time.

Changing circumstances mean that our long term owner is reluctantly leaving their much loved home. They are certainly well aware of the current market and are most realistic in both their thinking and pricing.

Some points you may consider are:

Sub-division potential (S.T.C.A.) with an area of 807m2 and the added bonus of a beautiful extra wide frontage of 22.11 metres (approx.)

Character packed home.

The home is old but liveable, battle scarred but pretty, challenging but full of possibilities.

Situated on one of the highest blocks in the entire suburb. Views, cooling breezes and a pleasant outlook are assured.

Awesome position - In a popular pocket of Sunnybank Hills. Homes in this area have long been in great demand. Any new home build



would be well received by buyers.

Handy to everything - Mere minutes from the best of Sunnybank's lifestyle. While public transport (both bus and train), shopping centres, restaurants, schools, university and medical facilities are all close by.

Well and truly capable of producing rental income returns for those buyers with a longer term thinking.

Surrounding blocks in this area are smaller in size and do not lend themselves to the possibility of sub-division. This only enhances the capital gains potential of this particular property.

So if you have an eye to the future and would like to secure a foothold in the lucrative Sunnybank Hills real estate market - this is your property.

Owner committed to a sale - And most importantly - Wants it sold!

Exclusive Agent: Mark Allen 0412 723 971

(This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.)

Disclaimer - All information relating to the property described is gathered from sources we believe to be reliable. However, we cannot guarantee or warrant its accuracy. You should make your own enquiries, consult relevant advisers and satisfy yourself about its integrity. Our full disclosure also applies and is outlined on our website www.allenlee.com.au.

Inspections

Thursday 23 January, 5:15pm - 5:45pm
Saturday 25 January, 10:00am - 10:30am
Sunday 26 January, 11:00am - 11:30am
Thursday 30 January, 5:15pm - 5:45pm
Saturday 1 February, 3:30pm - 4:00pm

Auction

Saturday 1 February, 4:00pm
ON SITE

Mark Allen

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